



LEVEL 3

Your survey report

Property address

The House
Any Street
Any Town
AN1 2OW

Client's name

Miss Josephine Smyth

Inspection Date

22nd April 2022

Surveyor's RICS number

1143826

3

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A

About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the survey

As agreed, this report will contain the following:

- a thorough inspection of the property (see 'The inspection' in section M) and
- a report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 30th August 2021 for a full list of exclusions.

About the inspection

Surveyor's name

John Kelly BSc (Hons) MRICS

Surveyor's RICS number

1143826

Company name

London and County Surveyors Limited

Date of the inspection

22nd April 2022

Report reference number

EX - L3

Related party disclosure

I have no links with this transaction. Furthermore, I have no personal or business connection with the vendor or agent involved in the proposed property transaction and that the opinion I give in this report is unbiased and based upon my knowledge and experience of this type of property and the full inspection of it undertaken for this report.

Full address and postcode of the property

The House
Any Street
Any Town
AN1 2OW

Weather conditions when the inspection took place

When I inspected the property, the weather was cloudy with some sunny spells following a period of generally settled weather conditions. The ambient temperature at the time of inspection was approximately 20°C, and the windspeed was light.

Status of the property when the inspection took place

At the time of inspection the property was occupied and was fully furnished, with floor coverings to all areas.

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section L, 'What to do now', and discuss this with us if required.

B

Condition ratings

Overall opinion of property

The property is considered to be a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair and improvement works reported. These deficiencies are common within properties of this age and type. Provided that the necessary works are undertaken to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

It is essential that competitive estimates are obtained in respect of all repairs detailed in this report, together with any remedial work revealed by further investigations, before exchange of contracts, so that you are fully aware of your liability before proceeding.

We have assumed that you are reasonably familiar with the property and its general nature and layout. Descriptive details have been kept to a minimum and we have focused remarks on matters that are central to your consideration as to whether to purchase the property. We have not attempted to list every trivial or minor defect nor gone into great detail in respect of the internal decorations or floor coverings.

We have inspected for dampness as best we can given the constraints of a non-destructed inspection. However, there are areas which are inaccessible or concealed by fittings, as such, some degree of risk in respect of concealed dampness must be accepted. Further advice is provided within section E3 of this report.

B

Condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
D5	FENSA certificate in respect of the replacement windows	
H1	Party wall award or agreement in connection with the removed chimney breast.	
F1	Electrical safety certificate	
F2	Gas safety certificate	
D5	Warranty or guarantee for the windows and doors	
F4	Warranty or guarantee for the gas fired boiler	
F4	Test and safety certificate for the gas fired boiler	
H1	Proof of planning approval for the extended area.	
H1	Proof of building regulations approval for the extension.	



Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D6	Outside doors (including patio doors)
E1	Roof structure
E3	Walls and partitions
E5	Fireplaces, chimney breasts and flues
E7	Woodwork (for example, staircase joinery)
E9	Other

Element no.	Element name
F1	Electricity
F2	Gas/oil
G1	Garage
G3	Other

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Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D7	Conservatory and porches
D8	Other joinery and finishes
E2	Ceilings
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E8	Bathroom fittings
F3	Water
F4	Heating
F5	Water heating
F6	Drainage

1

Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name



Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
D9	Other
F7	Common services
G2	Permanent outbuildings and other structures

Summary of repairs and cost guidance

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

Repairs	Cost guidance (optional)
Repoint brickwork to chimney stack(s)	£700
Repoint weathered ridge tiles	£1500
Clear off moss growth from roof surfaces	£200
Repoint verge tiles	£1200
Recover the flat roof	£3500
Clear out and re-seal gutters	£200
Repoint brickwork to main walls	£2500
Repair weathered/frost damaged brickwork	£1200
Repair cast stone detailing	£500
Replace non-compliant emergency escape window(s)	£3600
Repair the lead flashings to the base of chimney stack(s)	£200
Install ventilation within roof void	£700
Upgrade level of thermal insulation to 300mm of rockwool or similar	£500
Undertake repairs to ceiling fractures	£200
Undertake repairs to wall fractures	£200
Install damp remediation measures	£7300
Resecure loose floorboards	£150
Install additional sub-floor ventilation	£700
Install ventilation to sealed up fireplace(s)	£200
Carry out a gas fireplace safety check	£200
Redecorate internal joinery	£300

Repairs	Cost guidance (optional)
Replace skirting boards which have been affected by damp walls	£800
Install new air extraction system to bathroom area(s)	£500
Upgrade the light fittings within the bathroom areas to a minimum of IP65	£500
Undertake electrical safety test	£200
Undertake gas safety test	£200
Gas fired boiler safety test	£150
High pressure water jetting to below ground drainage system	£150
Undertake general garden maintenance	£500
Replace damaged fence panels	£800
Manage trees in accordance with BS3998:2010	£300
Undertake repairs and improve the structural support where chimney breast(s) have been removed	£2500
Take down dilapidated garage, discard all debris from site and make good the affected surfaces	£6200
Install additional ventilation within basement	£700
Repair and reseal the valley gutters	£1500
Recover main roof surface	£30000
Replace external doors	£2250
Demolish the existing garage and construct a new single car garage on the same site	£9000

Further Investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

It would be prudent to undertake further investigations of the uneven timber floor surfaces. This will involve removing the floor coverings and floor boards in order to inspect the timber joists.

The property was constructed or upgraded during a period when asbestos was used in the construction process of residential property. It would therefore be prudent to arrange for a detailed asbestos survey which includes taking a sample of various materials for laboratory testing.

You should seek quotations for a building insurance policy in order to ensure that cover is available and is not excessive.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The subject property is a detached house set over three storeys.

Approximate year the property was built

Based on my knowledge of the area and housing styles, I would consider the property to have been first constructed between 1930 and 1935.

Approximate year the property was extended

The subject property has been extended to the rear with a single storey extension which has most likely been constructed within the last 15 to 20 years.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable to this property.

Construction

The property is built using traditional materials and techniques. The main roof is constructed to a pitched design and is covered with profiled interlocking tiles. The main walls to the property are constructed of masonry with a combination of clay facing and clay common brickwork laid in stretcher bond with natural coloured mortar. The ground floor to the property is constructed of a suspended timber deck and a ground bearing concrete slab with the upper floor(s) being constructed of a suspended timber deck.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	2			1	1			
First		3	2					
Second		2	1					

Means of escape

Habitable rooms, such as bedrooms, over 4.5m above ground level which are accessed by a single staircase should have a means of emergency escape provided by either a window or a door. Fire escape windows should be minimum opening area of 0.33 sq. m. with a minimum height of 450mm and a

minimum width of 450mm, the bottom of the openable area should be a maximum of 1,100mm above the floor. In addition, people escaping should be able to reach a place free from the danger of fire and the window should be capable of remaining open without being held.

The windows within this property comply with these current regulations.

Internally, emergency escape is gained by a single staircase which leads to an external door.

C

Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

Currently D55 with a potential to reach C74.

Issues relating to the energy efficiency rating

The energy performance rating is considered to be average for a property of this type, size and age. However, there is some scope for improvement as detailed on the EPC.

Mains services

A marked box shows that the relevant mains service is present.

Gas

Electric

Water

Drainage

Central heating

Gas

Electric

Solid fuel

Oil

None

Other services or energy sources (including feed-in tariffs)

The property has been installed with photovoltaic panels to the rear roof slope which are designed to produce electricity from daylight. The panels are normally connected to a unit called an inverter which converts the direct current to usable alternating current.

The property is stalled with a ground source heat pump which uses pipes buried underground to extract low level heat from the ground, which is then used to heat the property.

Other energy matters

Typical improvements to the thermal efficiency of a property range from relatively low-cost measures such as the installation of low energy lighting, increasing the level of roof insulation and the installation of thermostatic radiator valves. More expensive measures include improvements such as the installation of a modern condensing boiler, ground or air source heat pumps, solar heating, additional wall insulation and photovoltaic panels.

You should take note of the recommendations within the EPC and carefully consider the level of investment, if any, you may wish to make towards improving the energy efficiency of the property.

Location and facilities

Grounds

The property is set within a reasonable sized plot with a private garden area to the front and rear. There is off-road parking located to the front with sufficient space for two vehicles. The property benefits from a double car garage located to the rear.

Location

The property is located within a well established residential area and is approximately 0.5 miles from Any Town station.

Facilities

The local facilities include a range of shops and other retail outlets within easy reach of the subject property. There are reasonable public transport links to central London and the surrounding boroughs. In addition, there are also schools and a doctor's surgery within 2 to 3 miles of the subject property.

Local environment

According to our enquiries made with the Environment Agency, the property is located within an area which is likely to flood. Further advice is provided within section I2 below.

The property is in an area with potentially high levels of radon gas which could affect health. Further advice is provided in section I3 below.

The property is located within an area may have clay sub-soils which could affect the stability of the foundations. Further advice is provided within section I1 below.

Other local factors

The subject property is located close to a railway line. This could affect your enjoyment of the property and may affect the future saleability as it could put off some potential purchases. In addition, it may also have a negative impact on the future valuation.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

All external parts of the property have been inspected where access was readily available and could be safely accessed by a 3.0m retractable ladder. Any specific inspection limitations are detailed within the relevant section of the report.



D1 Chimney stacks

The property has three chimney stacks, with the main stack being located to the apex of the roof. There are further stacks located to the rear roof slope. 3

Each chimney stack is constructed of traditional masonry with clay facing brickwork and clay common brickwork. To the base of the each chimney stack where they interconnect with the roof coverings, they are detailed with lead flashings which are designed to create a waterproof juncture between the masonry forming the chimney stack and the roof coverings. To the top of each stack, there are clay pots which are set within mortar flaunching.

The brickwork forming the two stacks is showing signs of general weathering and the mortar between the bricks (called pointing) is starting to erode. As such, I would recommend that you budget for reporting the brickwork within the next 3 years. This will involve removing the existing weathered mortar from the joints of the masonry and renewing with the correct mix or mortar. You should ensure the contractor chosen to undertake this work is competent as it takes great skill and care to ensure the pointing is renewed neatly and in a good workmanlike manner. Poorly applied mortar pointing is very unsightly and if the incorrect mortar mix is used can cause excessive weathering to the masonry forming the chimney stack.

The lead flashings to the base of the chimney stacks are designed to provide a waterproof juncture between the masonry forming the chimney stacks and the roof coverings. At the time of inspection they appear to be in reasonable condition, although you should be aware that they are a weak spot for potential water ingress. As such, you should ensure that they are periodically maintained and kept clear of general debris such as leaves and moss growth.

Chimney stacks are in particularly exposed locations and require general periodic maintenance to ensure their stability and weather tightness. The rendered flaunchings at the top could not be fully seen and it is highly probable that some deterioration has occurred and works can be expected within the next 5 or so years. My budget costing below includes an approximate indication of this particular element.

Although the works to the chimney stacks are of a relatively minor nature, in order to undertake the repairs safely and avoid damaging the roof covering, contractors will have to use appropriate access equipment such as scaffolding or hydraulic access platforms. This can often increase the cost of the work.



Photo - 2 Main chimney stack



Photo - 3 Rear subsidiary chimney stack

D2 Roof Coverings

Main Roof

3

The main roof over the property is constructed to a pitched design and is covered with traditional slate tiles with matching ridge tiles.

The roof surface to the main roof is noted to be slightly uneven. When roof timbers are put under load for sustained periods of time they can become distorted therefore causing the roof surface to appear uneven. As stated above, in this case, I would consider the degree of unevenness to be slight. As such, I would not consider the relatively minor degree of unevenness noted at the time of inspection to be a significant defect and is often encountered within properties of this age and type, and in my view, no repair is currently required.

To either side of the main roof where it connects to the party wall of the adjoining property it is detailed with stepped lead flashings. These are designed to provide a waterproof junction between the masonry forming the party wall and the roof covering. The flashings are considered to be in satisfactory condition, with no signs of significant defects noted at the time of inspection. However, you should be aware that they are a weak spot for potential water ingress, as such, you should ensure that they are properly maintained and kept clear of general debris such as leaves and moss growth. In any event, lead flashings such as these do not last indefinitely and at some stage will require renewal. You should budget for this within your general long-term maintenance plans.

The tiles to the apex of the main roof, called ridge tiles, are starting to become weathered and the mortar on which they are set is starting to erode. As such, I would recommend that you budget for repointing the ridge tiles within the next 12 months. This will involve lifting the weathered ridge tiles, hacking off the weathered and defective mortar and re-bedding on new, high cement content, mortar.

The tiles throughout the main roof are showing signs of general weathering and starting to deteriorate. Although there does not appear to be any significant water ingress occurring as a result, you should be aware that the roof coverings are approaching the end of their useful life, as such, I would recommend that you budget for recovering the roof within the next 3 to 5 years.

Where different slopes of the roof surface interconnect, they are detailed with lead-lined valley gutters, which are designed to provide a waterproof juncture between the various roof surfaces. Valley gutters are located to the front slope of the roof and the rear slope of the roof. The valley

gutters are starting to show signs of general degradation, and there is some evidence of water ingress starting to occur to the underside of the valley gutter, when inspected from within the roof void (see section E1). As such, you should plan to repair the valley gutters at in the near future. The repairs will involve removing the existing valley gutter linings and replacing with either Code 4 leadwork or a composite valley gutter lining. It is likely that the roof coverings will be disturbed whilst undertaking this work, as such, you should budget a contingency sum to deal with any repairs required to the roof coverings. The contractor undertaking this work will also require specialist access equipment, most likely scaffolding, which will add to the overall cost of the repair.

There is a slight build up of moss growth noted to the front roof surface, Although this does not appear to be causing any particular problems at the current time, moss growth can accelerate the general degradation and weathering of the roof surface, as such, we always recommend that you budget for clearing off moss growth from roof surfaces at least every 3 to 5 years.

Flat Roof Over Rear Extension

There is a flat constructed roof over the rear and side extension which is covered with a bituminous felt waterproofing system.

This section of roof is considered to be in generally poor condition, badly weathered and is allowing a degree of water ingress to occur internally (see section E2). I would recommend that you budget for completely recovering the flat roof immediately. This will involve stripping back the existing covering and renewing with either a built-up bituminous felt system or a more modern composite system.

It may be possible to undertake temporary repairs to the roof surface, but in my view, the coverings have reached the end of their useful life, and it would be more economical to recover the roof surface rather than try to repair it.



Photo - 4 Main roof coverings showing valley gutter



Photo - 5 Damaged slipped and missing roof tiles



Photo - 6 Defective flat roof coverings

D3 Rainwater pipes and gutters

The rainwater pipes and gutters throughout the property are made of UPVC and traditional metal, most likely cast iron. The fall pipes discharge the rainwater from the roof surface into below ground drainage gullies and directly into the below ground drainage system. 2

There is some evidence of historic leaks noted to the intermediate joints of both the pipes and gutters, as such, I would recommend that you budget for clearing out the gutters and resealing the intermediate joints of both the pipes and gutters accordingly.

You should also be aware that it is good practice to ensure that the gutters are cleared out on an annual basis, in order to ensure that the surface water is discharged efficiently from the property and does not back up within the guttering, which can cause water ingress issues to occur around the roofline.

The more traditional cast iron rainwater pipes can rust and leak without warning and are generally considered to be dated. As such, you are advised to plan for the replacement of the cast iron elements in the near future.

As mentioned above, the front right hand discharges directly on the external ground surface. This is causing some erosion of the ground in this location and is likely to present a slip hazard when the surface is wet or during the winter months when the area could freeze. As such, it is always preferable to ensure the rainwater pipes discharge directly into the below-ground drainage system or to an open drainage gully.

The rainwater pipes and gutters appear to be shared with the adjoining property. This type of arrangement is common in properties of this type; however, it does place certain legal obligations in respect of repairs, maintenance and renewal of the rainwater pipes and gutters. You should discuss this with your legal advisor.



Photo - 7 Rainwater pipes and gutters

D4 Main walls

The main walls to the property are constructed of traditional masonry with clay facing brickwork and clay common brickwork laid in stretcher bond and flemish bond with natural coloured mortar. Part of the outside walls are covered with a sand and cement coating, called render to all elevations with the surfaces having been applied with a rough cast surface finished with masonry paint.

2

The thickness of the walls have been measured and are noted to be approximately 260mm in overall thickness. Given the age of the property and the bonding of the masonry, it is likely that the walls are of solid construction, meaning that there is no air gap between the inner and outer leaves of masonry. This is unlike more modern building techniques whereby a small air gap, called a cavity, is incorporated into the structure of the wall and is designed to help prevent the transfer of moisture passing through the wall from the external environment and presenting as damp patches on the inner surfaces. The walls to be later extended section are most likely constructed of an older style cavity construction with traditional masonry and a narrow cavity of around 50mm usually with no form of insulation. More modern building techniques tend to have a larger cavity, often 100mm in width and usually contains some form of insulation.

I did not identify any form of damp proof course at the time of inspection. However, this does not necessarily mean there is no damp proof course incorporated into the walls of the property as it could be concealed within the bed of the brickwork. Nevertheless, any defective, inefficient or non-existent damp proof course is often evidenced by low-level dampness occurring internally to the walls within the property, which is often referred to as rising damp. Further advice in respect of low-level dampness to the walls is provided within section E3 of this report.

Throughout the property, the walls have been tested with a 1m spirit level, and were found to be outward bulging to the rear flank wall. It is common to find some degree of outward bulging to the walls within properties of age and type. Generally, the accepted rule of thumb is that as long as the bulge is no greater than one third of the thickness of the wall, then no immediate action is required, although the defect should be monitored for signs of future worsening. In this instance, the outward bulge was estimated to be around 25mm to 50mm, as such, no action is currently required, although you may need to undertake repairs in the future if the defect is found to be progressive and gets worse over time.

There is some evidence of structural repairs having been undertaken to the wall surfaces noted to side elevation wall. The repairs undertaken appear to be insertion of restraint ties. You should ask

your legal adviser to check if a valid guarantee or warranty covers this work. You should also be aware that past repair work, even if carried out satisfactorily, can affect the future saleability of the property and can also affect its mortgageability.

There is noted to vegetation growth climbing the wall surface to the front and rear elevation. Although this does not appear to be causing any particular problems at the current time, vegetation growth in close proximity to the wall tends to trap moisture close to the surface which can accelerate the general weathering and degradation of the masonry surface. This can in turn lead to discoloured damp patches occurring on the walls internally. In addition, in some instances, the root action of the vegetation can interfere with the foundations of the walls and in the worst circumstances can lead to subsidence issues. We always recommend that vegetation growth climbing the wall surface be cutback and any surface damage cause to the masonry be made good.

There is noted to be a mature tree located to the rear of the property which is considered to be within the influencing zone. This means that the tree is planted too close to the property, as such, its root action could affect the foundations. As the tree roots absorb water from the ground it causes some soil types to shrink causing the foundations to subside. The active period is predominantly in spring and early summer when tree growth is at its maximum.

The age, health and past management of the tree will also be an important factor. I would advise that the tree is managed in accordance with BS 3998: 2010 (Tree Work Recommendations) to reduce the risk of adverse tree root action and excess ground desiccation and consequential damage to the building. You should consult with a competent tree surgeon/arboriculturist for further advice and a recommended tree management plan.

The small beam that spans across the top of the opening located to the rear elevation over the patio doors is failing which has caused fractures to occur to the masonry above. You should plan to replace this lintel soon. The work will involve breaking out the masonry above the opening so that the new lintel can be installed. The masonry is replaced to match the existing.

There were some minor fractures to the wall surfaces noted to the front elevation, at the time of inspection these fractures were noted to be 1mm to 3mm in thickness. The cause of the fractures is most likely due to some minor settlement. There are no signs to suggest that the fractures are ongoing, although the only way to categorically confirm whether a fracture is progressive is by monitoring with a suitable monitoring device over a period of time. The Building Research Establishment (BRE) categorises such fractures as 'aesthetic' issues that require only redecoration where applicable; as such, I would recommend that in this instance you budget for raking out the mortar to the fractured masonry and repointing with new mortar to match the existing. It would then be advisable to monitor the fracture for future reoccurrence.

If the minor fractures to the wall recur, then a more permanent solution such as crack stitching can be implemented. In basic terms crack stitching is a type of masonry repair used to stabilise and reinforce fractured walls. It involves retrofitting several crack stitching bars which are grouted across cracks in walls in order to reconnect them and provide stability to the masonry. This is a relatively straight forward task which most competent contractors would be able to perform.

There is noted to be vegetation growth in close proximity to the wall surface to the front elevation. Although this does not appear to be causing any particular problems at the current time, vegetation growth in close proximity to the walls tends to trap moisture close to the surface which can accelerate the general weathering and degradation of the masonry surface. This can in turn lead to discoloured damp patches occurring on the walls internally. In addition, in some instances, the root action of the vegetation can interfere with the foundations of the walls and in the worst circumstances can lead to subsidence issues. We always recommend that vegetation growth in proximity to the wall surface be cutback periodically.



Photo - 8 Fracture to wall surface



Photo - 9 Settlement fracture



Photo - 10 Weathered and frost damaged brickwork



Photo - 11 Eroded mortar pointing to brickwork

D5 Windows

The windows throughout the property consist of polyester powder coated metal frame windows. The polyester powder-coated metal frame windows are set within a timber surround and sill. At the time of inspection, the surrounds and sills are noted to be in poor condition. As such you should plan to fully prepare and redecorate the timber sills and surrounds immediately. You should also be aware that this element of the window will require ongoing maintenance and redecoration.

2

The metal windows to the property are poorly decorated and are badly affected by corrosion. In my view, these windows are beyond economic repair and should be replaced soon.

I would recommend that they are replaced with more modern UPVC double glazed windows which are much more thermally efficient, require less maintenance and tend to have a longer life span than traditional timber windows. In addition, modern UPVC double glazed windows are available in a range of styles and designs which are in keeping with the style and character of most properties, although you should seek advice from the local authority if the property is either listed or within a conservation area.

In addition to the windows located to the elevations there are also 3 roof lights located to the front and rear roof surface. The roof lights are made of composite timber with double glazed panels.



Photo - 12 Windows

D6 Outside doors (including patio doors)

The main entrance door is located to the front elevation and consists of a traditional timber panel door set within a timber frame. The door benefits from a standard latch and five lever deadlock. This locking arrangement satisfies the requirements of most UK insurance companies.

3

There are a further two doors located to the left hand side and rear elevation which consists of timber glazed panel doors set within a timber frame. These doors benefit from a five lever mortise lock. This locking arrangement satisfies the requirements of most UK insurance companies.

There is a set of patio doors located to the rear elevation which are made of polyester power coated metal with double panels, set within a polyester powder coated metal frame. These doors are installed with a multipoint locking mechanism which satisfies the requirements of most UK insurance companies.

The side door catches against the frame and as a result is difficult to open and close properly. You should plan to repair this soon. This will involve removing the door from the frame and planing off the edges of the door in order that it fits correctly in the frame. The door will also require redecoration following this work.

The three doors are poorly decorated with of timber decay noted the doors and frames. In my view, these doors are beyond economic repair, as such, you should budget for replacing them in the near future. I would recommend that you replace them with a modern UPVC double glazed panel door with a high security multi-point locking mechanism. This type of door is more secure, much more thermally efficient, requires less maintenance and tends to have a longer lifespan than traditional timber doors.



Photo - 13 Main entrance door



Photo - 14 Rear door

D7 Conservatory and porches

The property benefits from a conservatory located to the rear and is constructed of a UPVC frame set on a concrete base with low level masonry walls. The roof over the conservatory is constructed of a metal and UPVC frame with polycarbonate panels. Where the roof over the conservatory interconnects with the main walls of the property it is detailed with lead flashings which are designed to provide a waterproof juncture between the conservatory and the main walls.

2

The roof over the conservatory is showing signs of general degradation. In my view, the roof is approaching the end of its useful life and is likely to require on going repairs and maintenance. It may be more cost effective to replace the roof now rather than continue to undertake periodic repairs.

The flashings to the roof over the conservatory are loose and dislodged and there is some evidence of water ingress occurring internally within the conservatory. As such, I would recommend that you plan to replace them with new code 4 lead flashings which are considered to be the preferred option for creating a waterproof juncture between the roof and walls.

Under normal circumstances, a conservatory is exempt from the building regulation on the understanding that there is an external grade door between the main part of the property and the area of the conservatory. In this instance, the conservatory is open to the main part of the property, as such, the conservatory is required to comply with the building regulations in the same manner as any other extension. In addition, this is also likely to lead to a fairly significant heat loss from the main part of the property, as such, you may wish to budget for installing an external grade door at some stage in the future.

D8 Other joinery and finishes

The external joinery to the property is limited the roofline fascia boards which are made of timber.

2

The roofline timbers are poorly decorated, and there is some evidence of the early stages of timber decay starting to occur particularly to the exposed edges. In the immediate term I would recommend that you budget for fully preparing the roofline timbers in readiness for redecoration, undertaking timber repairs as necessary to the decaying sections, then redecorating with a suitable primer, followed by one coat of a suitable external grade undercoat and two coats of a suitable external grade top coat.

Over the longer term it may be prudent to budget for replacing the roofline timbers in their entirety. I would recommend that you replace them with more modern uPVC products, which although may be slightly more expensive initially, they do require much less maintenance and tend to have a longer lifespan.

In addition to the roofline joinery the property also has ||a timber canopy|| located to ||the main entrance||. This element is presenting signs of timber decay and is poorly decorated. I recommend that the surfaces be fully prepared with timber repairs undertaken to the decaying sections prior to redecorated with a suitable primer, one coat of a suitable external grade undercoat and two coats of a suitable external grade topcoat within the next 12 months. The process of redecoration should also be repeated at least every 3 to 5 years thereafter.



Photo - 15 Exterior joinery

D9 Other

None

NI

E

Inside the property

Inside the property

Limitations on the inspection

The internal inspection was limited to those parts of the property where access was readily available and could be safely achieved by the use of a 3.0m retractable ladder.

Fitted floor coverings have been laid throughout the property and were fastened down in most areas. This placed some restrictions on my inspection.

The property was occupied and furnished at the time of inspection which placed some limitations on my inspection.

Comment cannot be made on areas that are covered and concealed or not otherwise readily available. There may be detectable signs of concealed defects, in which case recommendations are made. If greater assurance is required on the matter, it would be necessary to carry out exposure works. Unless these are carried out prior to legal commitment to purchase, there is a risk that additional defects and consequently repair work will be discovered at a later date.

We have not checked for asbestos, however if any suspected asbestos containing materials are identified during the inspection, they will be comment on herein. Surveyors do not carry out any testing of possible asbestos containing materials, this must be done by an asbestos specialist.

Damp meter readings have been taken where possible, although some parts of the wall surfaces were not accessible due to built-in fittings and occupiers belongings.



E1 Roof structure

The roof structure is built of softwood timber rafters which are supported by timber purlins, which are in turn supported by the main structural walls and a number of inverted cross-braced timber supports. Due to the age of the roof coverings, there is no secondary waterproofing membrane located between the tiles on the outer surface of the roof and the timbers forming the roof structure. Although this is common within properties of this age and type, a secondary waterproofing membrane helps to provide an additional layer of protection against water ingress, particularly during periods of heavy driven rain.

3

Some of the timbers forming the roof structure have been badly affected by water ingress from the defective valley gutters as well as general condensation, therefore timber decay is now occurring. You should plan to replace the affected timbers immediately. This will involve cutting out the defective sections of timber and replacement with new. The works are likely to cause some disturbance of the roof surface coverings which can increase the cost. I would strongly recommend that you instruct a suitably qualified and reputable contractor to undertake this work as if it is not undertaken correctly a significant risk is posed to the roof structure.

At the time of inspection, I identified a minor infestation of a wood boring insect, most likely the common furniture beetle. Although active infestations of these insects can be serious, I saw only a small infestation that usually requires limited treatment and repair. You should instruct a suitably qualified and competent timber treatment specialist in order to eradicate the infestation and undertake the necessary repairs.

A sprayed foam coating has been applied to the underside of the roof covering. This prevents ventilation within the roof void and the roof timbers could be affected by condensation and timber decay which is concealed by the sprayed-on coating. In addition, the coating is firmly stuck to the roof structure and covering, as such, removing it will cause further damage. You should plan for the worst-case scenario which will involve the complete replacement of the roof covering and parts of the roof structure.



Photo - 16 Main roof structure



Photo - 17 Insufficient insulation



Photo - 18 Roof structure

E2 Ceilings

The ceilings are made of a combination of lath and plaster to the original parts of the property with more modern plasterboard to the extended areas. The normal useful life for these types of ceiling construction varies but is considered to be in the region of 50-70 years, the addition of central heating and the condensation that it sometimes produces can, in some instances, reduce this lifespan.

2

On the whole, I would consider the ceilings within the property to be in satisfactory condition, but you should be aware that under normal usage, lath and plaster ceilings can become unstable when the layer of plaster becomes detached from the laths beneath. Although I could see no particular problems at the time of inspection, you should expect to undertake repairs to the ceilings in the future, particularly when you redecorate.

There are noted to be some minor fractures to the ceiling surfaces to various locations. These fractures are generally less than 1mm in width, as such are considered to be of a very minor nature and are not structurally significant. However, where fractures are occurring, you should ensure that they are filled with a suitable internal grade filler prior to redecoration.

The ceilings noted to the master bedroom are uneven. This can be caused by a combination of issues, but normally it is as a result of the plaster surface becoming detached from the laths or plasterboard beneath. In addition, it is also possible that the ceiling joists have become distorted over time. During the course of normal redecoration and refurbishment, you should budget to replace the ceiling surfaces with new plasterboard and a smooth plaster skim, prior to redecoration. This work can be disruptive as it is a particularly messy job which may affect other surfaces such as the walls and floor coverings.

A textured decorative coating covers the ceilings to most areas. Some textured coatings may contain small amounts of asbestos fibres which, if disturbed, could be a safety hazard. The only way to categorically confirm if the textured coating contains asbestos fibres is to have a sample of the surface tested by an appropriately qualified professional in laboratory conditions. I would strongly recommend that you do not sand down the textured coating, or drill through the ceilings until you have ascertained whether, or not, asbestos is present.



Photo - 19 Typical ceiling

E3 Walls and partitions

The internal walls throughout the property are constructed of a combination of traditional masonry and timber stud partition, which as been decorated with a combination of paper and paint.

3

Throughout the property, the walls have been tested with a damp meter and the readings were found to fall above the acceptable range. The type of instrument we use to test the walls for dampness is a dual mode moisture meter that allows the surveyor to distinguish between sub-surface and surface moisture, this is essential to distinguish between dampness within the structure of the property, such as rising dampness, or surface condensation. When testing the walls for rising dampness the instrument measures moisture beneath the surface without drilling holes to a nominal depth of around 20mm.

The moisture meter readings indicate that higher than acceptable levels of dampness or water penetration are present within the walls. The most prominent areas of concern were the front elevation walls, the walls around the bay window and the rear flank walls. There are a number of causes of dampness within residential property, but in this instance it is most likely that the dampness is due to a defective damp proof course and the external ground level breaching the

damp proof course.

I would strongly recommend that you instruct a specialist test in order to determine the extent of the dampness and likely costs of remediation. You should ensure that any chosen specialist is a member of the Property Care Association (formally BWPDA), and offers a suitable insurance backed guarantee for any work proposed. I would recommend that any guarantees be a long-term arrangement and would suggest that 20-25 years be an appropriate timescale.

In order to categorically confirm the cause of the dampness it is necessary to undertake more intrusive tests which involve drilling into the walls to collect a sample of masonry which is then used to undertake a calcium carbide test. A calcium carbide meter is a sealed vessel which is used to mix measured samples of masonry with calcium carbide. Calcium carbide will react with any moisture present within the material and produce acetylene gas. The proportion of gas released is directly proportionate to the amount of moisture present in the material, therefore by measuring the amount of gas it is possible to derive the total moisture content of the material tested.

It is likely that some extensive remedial works will be required to rectify the dampness, which may involve installed a chemical injected damp proof course and re-plastering the walls which have been affected by dampness.

Some evidence of minor historic structural movement was identified to the walls internally. This movement has manifested itself as small fractures to the wall surfaces to localised areas. It should be noted that virtually all properties are subject to a certain degree of building movement and I would not consider the relatively minor fractures noted at the time of inspection to be a significant defect. Nevertheless, I would recommend that where cracks are occurring, they should be filled with suitable internal grade filler, redecorated and monitored for signs of future re-occurrence.

The faces of the walls are covered with boarding that produces a hollow sound when tapped to the rear elevation walls. This is usually called dry lining and is more common in modern properties. In older properties such as this, dry lining is often installed to the wall surfaces in order to mask defects such as unevenness to the wall surfaces, dampness or fractures. Without undertaking a more intrusive inspection which would involve opening up parts of the building fabric it is impossible to categorically confirm the presence of any such defects. Care must be taken when fixing shelves or other appliances to the wall surface.

The wall to the kitchen and bedrooms are affected by condensation which has caused discolouration to occur on the surface. Condensation within residential properties can often be kept under control by properly heating and ventilating the property. Therefore, it is recommended that you maintain a comfortable temperature of approximately 19°C and 21°C and ensure that the rooms are properly ventilated.

Parts of the wall surface have been covered with a textured coating to the entrance hall and understairs cupboard. Some textured coatings may contain small amounts of asbestos fibres which if disturbed could be a safety hazard. The only way to categorically confirm if the textured coating contains asbestos fibres is to have a sample of the surface tested by an appropriately qualified professional in laboratory conditions. I would strongly recommend that you do not sand down the textured coating, or drilling through the walls until you have ascertained whether, or not, asbestos is present.

An original load bearing internal wall has been removed to the ground floor between what would originally have been the front and rear reception rooms. The structure above but appears to have been supported by either a steel or timber beam which has been encased in plasterboard and decorated. The support appears to be adequate and there are no signs of significant structural defects occurring as a result of the load bearing wall having been removed. However, the removal of load bearing walls within residential property requires building regulations approval. As such, I

would recommend that you seek a copy of the building regulations completion certificate in respect of the removed load bearing wall from the vendor, prior to entering into a legally binding commitment to purchase.

If confirmation of building regulations approval cannot be provided, then you should instruct further investigations by an appropriately qualified person, such as a structural engineer, to investigate whether the structure above is properly supported. This is likely to involve removing parts of the floor surfaces and walls, you should therefore discuss this with the current owner.



Photo - 20 Damp wall surfaces

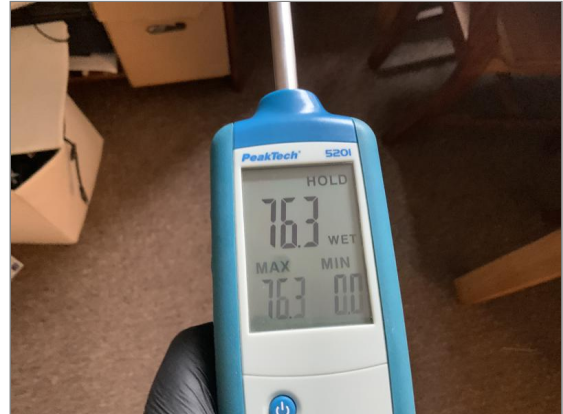


Photo - 21 High damp meter readings



Photo - 22 Damp walls to rear



Photo - 23 Typical minor fracture to wall surface

E4 Floors

The floors throughout the property consist of a suspended timber deck and a ground bearing concrete slab.

2

The floor surface is sloping and quite significantly uneven to the first floor landing and rear bedrooms. There are a number of reasons which could cause the floor surfaces to become uneven and although some degree of distortion to floor surfaces is often encountered within properties of this age, the level of unevenness noted at the time of inspection is considered to be quite significant.

Clearly, some longstanding building movement has occurred within the property which has resulted in the floor surfaces becoming uneven. In addition, it is also possible that some of the floor timbers

are damaged or suffering from some form of inherent defect. Without lifting the floor coverings and opening up the floor surfaces it is impossible to state exactly what defects are occurring. I would, therefore, recommend further investigations which will involve opening up the floor surface, which may cause damage to the floorboards. You should discuss this with the owner prior to entering into a legally binding commitment to purchase.

Some of the floorboards noted to the first floor are slightly loose, as such creak when walked upon. During the course of normal refurbishment I would recommend that you take the opportunity to re-secure any loose floorboards and replace any which are damaged prior to relaying new floor coverings. This will help to provide a more consistent and solid feeling floor surface throughout.

Suspended timber floors at ground level require cross flow ventilation in order to prevent the build-up of condensation within the floor void. This ventilation is usually provided by hollow bricks (called air bricks) located at low-level around the property. The number of air bricks provided is thought to be insufficient for purpose and therefore it is recommended that additional airbricks be provided.

Many older solid floors, usually within properties built before the 1940's do not have a barrier against dampness from the ground, which is called a damp proof membrane (DPM). At the time of inspection, the floor surfaces was presenting signs of dampness and the damp meter reading were above the acceptable range. Floors of this type rely on moisture gradually passing through the floor and evaporating harmlessly in a well-ventilated property. In this case, the floor coverings have prevented this moisture movement, which in turn has created a dampness problem. You should expose the floor surface and allow sufficient time for the moisture to evaporate prior to laying a suitable floor covering,



Photo - 24 Uneven floor surfaces



Photo - 25 Insufficient subfloor ventilation

E5 Fireplaces, chimney breasts and flues

The fireplaces within the property consist of decommissioned fireplaces, sealed-up fireplaces and a solid fuel burner, located to the living room and bedrooms.

3

When a fireplace in an external chimney breast is taken out and the opening blocked up, the disused flue needs additional ventilation, as such, I would recommend that you install louvred vents to the sealed up fireplaces. In addition, the disused flue should be fitted with a terminal fitting that keeps out the rain and birds but allows ventilation. This will help to prevent the build-up of corrosive condensation from occurring internally within the chimney breast, which can often result in discoloured damp patches from occurring on the surface of the chimney breast.

I would strongly recommend that you ensure the solid fuel burner is tested by a suitably qualified

HETAS registered contractor prior to reuse. This test will help to ensure that the appliance is in satisfactory condition and the combustion gases are being discharged efficiently to the external environment via the flue. You should arrange to have the flue swept regularly, even if smokeless fuels are used, by a suitably qualified contractor.

In addition, to protect your safety, the Solid Fuel Advisory Service recommends that solid fuel or wood-burning appliances should be safety checked annually by a registered competent person for solid fuel and wood appliances.

The chimney breast has been removed from the rear and, in my view, the chimney stack above has not been adequately supported. This lack of support can cause serious structural defects to occur to both the chimney stack and the remaining chimney breast. You should instruct a further, more detailed investigation, by a suitably qualified person, such as a structural engineer in order to establish a scope of work for the repairs to ensure the chimney stack and remaining chimney breast is adequately supported.

You should also be aware that the removal of chimney breasts within residential properties requires building regulations approval, as such, you are advised to seek copy of any building regulations completion certificate from the vendor in respect of the removed chimney breast. However, since the chimney breast removal has not been adequately undertaken, it is likely that no building regulations completion certificate exists. It would therefore be prudent to apply for retrospective building regulations approval once the repair works have been completed.



Photo - 26 Decommissioned fireplace



Photo - 27 Gas fireplace

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

The property benefits from a fitted kitchen comprising of a range of wall and base units together with a number of integrated appliances.

2

Although the kitchen fittings are generally functional, they are starting to show some signs of general degradation and wear and tear, particularly noted to the worktop and cupboard carcasses.

Over the longer term, it may be prudent to budget for replacing the kitchen fittings in their entirety. I would recommend that you plan to install a new range of kitchen fittings to include some integrated appliances which are popular with purchasers and therefore would make the property more desirable to future purchasers.



Photo - 28 Wear and tear to kitchen fittings



Photo - 29 Kitchen fittings

E7 Woodwork (for example, staircase joinery)

The internal doors throughout the property consist of timber panel doors, which are set within softwood door casings with architraves and skirting boards throughout. There is also a timber staircase which rises from ground to first floor then from first to second floor.

3

The quality and style of woodwork can affect the overall desirability of the property. In this instance, the internal joinery is in particularly poor condition and has clearly not had the benefit of any significant maintenance for some time.

In my view, the internal joinery has reached the end of its useful life, as such, you should plan to undertake repairs, including the replacement of the worst affected joinery items at some stage in the near future.

The internal door and frame to the front bedroom is distorted and does not shut properly. This has most likely been caused by some historic structural movement. Although it is not uncommon to find some degree of building movement within properties of this age, the fact that the door casings have become distorted indicates that the level of movement has been quite significant at some stage in the past.

Although I did not identify any signs of ongoing movement at the time of inspection, the only way to categorically confirm whether this movement is progressive is by monitoring over a period of time. If the degree of distortion within the door frame does not worsen over time, then it could be concluded that the movement which caused the issue has now ceased, and the door and frame can be repaired.

You should be aware that there is no handrail noted to the staircase leading from ground to first floor, you should therefore budget to install a handrail in the near future.

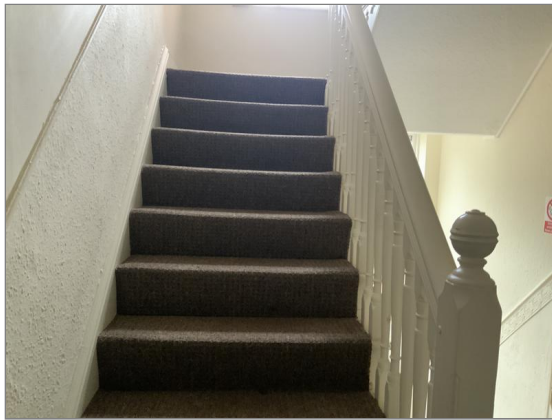


Photo - 30 Timber staircase



Photo - 31 Typical internal joinery

E8 Bathroom fittings

The main bathroom is located to the first floor and consists of a white three piece suite comprising of a wash basin, acrylic bathtub and WC with low-level cistern. In addition, there is also an en-suite shower room off the main bedroom.

2

The bathroom area does not benefit from any form of mechanical air extraction system, as such, condensation is likely to occur. I would recommend that you install a new electronically operated air extraction unit which is designed to expel the warm moist air produced within the bathroom to the external environment, therefore helping to prevent the build up of condensation occurring, which can affect the surfaces within the bathroom, particularly the ceilings.

The sealant around the edges of shower tray to the en-suite is discoloured and degrading which in turn can leak and damage adjacent surfaces including the ceilings to the rooms below. In addition, if not repaired quickly, wood rot to the adjacent timber stud walls and ceiling joists can soon develop. You should plan to replace the sealant with a new bead of silicone based sealant soon.

You should also be aware that the light fittings within the bathroom and en-suite do not comply with current requirements in respect of electrical appliances which could be affected by water ingress. It is recommended that the light fittings be replaced with suitable IP rated fittings. IP ratings or "ingress protection" ratings are defined in international standards EN60529 or British standard BSEN60529:1992. They are used to define the levels of sealing effectiveness of electronic enclosures against intrusion from various foreign objects including moisture. You should ask an appropriately qualified electrician to replace the light fittings with a minimum rating of IP65.

The tile grout adjacent to the bath is degrading and discoloured which in turn can allow water penetration to occur which can seep behind the tiles and damage the adjacent walls. This issue can also be the cause of discolouration to the ceiling surfaces to the rooms below. You should plan to re-grout the tiles as soon as practicably possible with a suitable product for use in wet areas.



Photo - 32 None IP rated light fitting



Photo - 33 Defective sealant around bath

E9 Other

The property benefits from a basement area which extends beneath the living room and hallway. At the time of inspection, there was noted to be a significant buildup of both condensation and dampness. Although some degree of dampness and condensation is generally accepted within basement areas of properties of this age and type, the level of both dampness and condensation was found to be significant.

3

I would recommend that you plan to install some form of ventilation within the basement area which will help to control the level of condensation and will go some way towards alleviating the levels of dampness. Such ventilation is usually achieved by installing a ventilation outlet to the door leading to the basement and additional hollow bricks, cold air bricks around the perimeter of the wall at low-level.



Photo - 34 Basement area - dampness and condensation

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

Services

Limitations on the inspection

All parts of the building services installations have been inspected where access was readily available and could be safely achieved by the use of a 3.0m retractable ladder.

Regulation states that in the absence of a current test certificate we must designate a level three risk. If certification is available, please ask your legal advisor to check the validity of this evidence.

The main service installations within this property have been subjected to a visual inspection only and no intrusive checks carried out. The information provided in this part of the report is purely for your consideration only. No services were tested.

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as comments and suggestions. They are not full and complete assessment of any problems that may exist.



F1 Electricity

Safety warning: *The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact the Electrical Safety Council.*

The mains electrical intake was identified within the under stairs cupboard. The distribution board (consumer unit) is located adjacent to the mains intake and is of an older design with no evidence of historic testing having been carried out.

3

It is recommended that the electrical installation within residential properties is tested every ten years or when the ownership of property changes.

During my inspection I tested a selection of power outlets with a 13amp socket tester for the following defects:-

- No earth
- Live and Neutral Reversed
- Neutral Fault
- Live and Earth Reversed
- Live Fault/No Fuse

From the sockets selected, there were no defects identified, although guidance published by the Institute of Electrical Engineers recommends electrical installations within residential property should be inspected and tested at least every 10 years and when occupiers of the property change.

I would therefore recommend that a full electrical test and report be undertaken prior to a legal commitment to purchase the property, in order to determine the cost and extent of any remedial works required to the system. You are therefore advised to instruct an NICEIC registered electrician to undertake an electrical test and report on the system.



Photo - 35 Mains electricity intake and distribution board

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

There is a mains gas supply, and the meter and control valve are located in an external box. During my inspection, I was only able to make a superficial examination of the pipework but from their appearance I am satisfied they are in reasonable condition. It is nevertheless recommended that you obtain a copy of a GasSafe™ certificate from the vendor.

3



Photo - 36 Mains gas intake and meter

F3 Water

There is an independent mains water supply to the property. The external stop valve/water meter is located to the front elevation on the public highway. Internally, the location of the stop valve is beneath the kitchen sink. The water pressure within the property appears to be normal, and I have no reason to believe there are any defects with the system.

2

The external water supply pipe is made of lead and this may be a safety hazard.

Before 1970, many water supply pipes were made of lead and research has shown that small quantities can pass into the water. This can be a particular problem in areas that have soft water. If you want to remove this potential health risk completely, you should replace all the lead piping on the property soon.

If you want to remove this potential health risk completely, you should replace all the external lead piping on the property as well. For further advice, visit the Drinking Water Inspectorate at www.dwi.gov.uk.



Photo - 37 Normal water pressure



Photo - 38 Mains water intake and isolation valve

F4 Heating

The property benefits from a central heating system which is provided by the main gas fired boiler located within a cupboard in the kitchen. The flue pipe passes through the external wall in order to discharge the combustion gases safely to the external environment.

2

A number of various sizes of radiator were positioned throughout the property with 15mm copper pipework which is largely concealed.

It should be noted that I am not a qualified mechanical or electrical engineer and therefore I cannot comment on the adequacy of the heating system; however, from my visual inspection, the boiler appears to be somewhat dated.

The heating system could not be tested at the time of inspection, and therefore, I would consider it prudent for a specialist test and report to be undertaken prior to entering into a legally binding commitment to purchase in order to determine its adequacy and any upgrading works required.

The radiator to the living room is leaking. Although this is not yet serious, the problem can quickly get worse and damage other parts of the property. You should ask an appropriately qualified person to check this now and resolve the situation soon.



Photo - 39 Mains gas fired boiler

F5 Water heating

The hot water within the property is provided by the main gas fired boiler which feeds a copper cylinder located to the cupboard off the first floor landing. The cylinder and associated pipework appear to be in reasonable condition, but the system is somewhat dated. As such, it would be prudent to budget for some degree of maintenance at some stage in the foreseeable future. You should also ensure that the system is tested by a suitably qualified GasSafe(TM) registered engineer, at the same time as the main boiler is tested.

2



Photo - 40 Hot water cylinder

F6 Drainage

Surface Water

The property is connected to the mains drains. A number of drainage gullies are located around the property which discharges surface water into the local combined sewer system.

The drainage gullies were available for inspection and were noted to be discharging surface water sufficiently from the property.

Foul Waste

2

Where visible, the sanitary appliances within the property are connected to plastic waste pipes and traps. There are a number of inspection chambers located around the property which were lifted as part of the survey. At the time of inspection, the drainage channels were generally clear, although some debris was noted within them.

There was some standing water within the inspection chamber channels and some general silting up. You should arrange for this to be jetted out by high pressure water to ensure the drainage runs clear and efficiently discharging the foul waste into the local sewerage system.



Photo - 41 Below ground drainage

F7 Common services

None

NI

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

All parts of the external grounds have been inspected where access was readily available and could be safely achieved by the use of a 3.0m retractable ladder.

The boundary walls and fences have not been inspected in detail.

We have not consulted any Geological or Ordnance Survey Maps and have been unable to establish any details as to the previous use of the site. We are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built, nor are we able to comment on the possibility or otherwise of the property being affected by any other matters. Your solicitors should check this aspect.



G1 Garage

The property has a single car garage located to the rear.

3

The garage is in a particularly dilapidated state and has reached the end of its useful life. In addition, I would also consider the garage to be a dangerous structure due to the unstable timber roof and masonry walls.

In this condition, the garage does not add any particular value to the property, and in many ways could detract from the overall desirability of the property which is likely to have a negative impact on the valuation. I would therefore recommend that you plan to completely demolish the existing garage and remove all debris from site prior to re-constructing a new single car garage on the same site.



Photo - 42 Dilapidated garage

G2 Permanent outbuildings and other structures

None

NI

G3 Other

?The property is set within a substantial sized plot with garden areas to the front, side and rear. The garden areas would benefit from some general maintenance and upkeep, as they have clearly been neglected for some considerable time. Nevertheless, the grounds appeared to be reasonably well drained with no signs of significant historic flooding or standing water noted at the time of inspection.

3

The boundary of the property was easily identified at the time of inspection and is formed with a combination of low-level masonry walls and timber fence panels. The front boundary wall was noted to be leaning towards the public highway by approximately 50mm. Although the wall appears to be stable, as at the time of inspection, I cannot rule out the possibility that this movement is progressive, as such, you should plan to rebuild this section of wall at some stage within the next 3 to 5 years.

You should seek confirmation from your legal adviser in respect of the precise boundary to be conveyed as as part of the purchase, prior to entering into a legally binding commitment.



Photo - 43 Garden area

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

Issues for your legal advisers

H1 Regulation

You should ask your legal adviser to confirm whether the loft conversion has received building regulation approval (including the issuing of a final completion certificate) from the local council and advise on the implications.

H2 Guarantees

You should ask your legal adviser to confirm whether the walls that have been injected with the chemical damp-proof course ||DPC|| are covered by a guarantee or warranty and advise on the implications.

You should ask your legal adviser to confirm whether the gas fired boiler benefits from a warranty or guarantee and advise on the implications.

You should ask your legal adviser to confirm whether the replacement windows and/or doors are covered by a guarantee or warranty and advise on the implications.

H3 Other matters

I have been told by agent that the property is freehold. You should ask your legal adviser to confirm this and explain the implications.

There is a possible right of way to the rear across the property and you should ask your legal adviser to confirm this and advise you about the implications. In some cases, other people may have a right to cross or use the land and in some cases, this may affect your enjoyment of the property, its saleability and value.



Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.

Risks

I1 Risks to the building

It should be noted that the property may have been founded up on shrinkable clay soils which have the propensity to heave with changing moisture and climatic changes. Therefore, although I can state that there was no evidence of subsidence at the time of inspection, I am unable to categorically state that the property will not be affected in the future.

The property is affected by building movement caused by general settlement. Please see D4, E3.

The property is affected by dampness caused by a defective damp proof course. Please see E4.

I2 Risks to the grounds

According to our enquiries made with the Environment Agency, the property is in an area which is at high risk of surface water flooding. High risk means that each year this area has a chance of flooding of greater than 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast.

I3 Risks to people

In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard.

This property is in an area affected by radon.

As this property is in an area affected by radon, you should ask the current owner if they have had the house tested for radon levels. If not, you should ask an appropriately qualified person to assess this property. In most cases, remedial works are not too expensive. You should ask your legal adviser to advise you of the implications of this.

If you want more information, you should contact the Health Protection Agency at 7th Floor, Holborn Gate, 330 High Holborn, London WC1V 7PP or visit the website at www.ukradon.org.

I4 Other risks or hazards

Your Legal Advisor should check with the Local Authority to determine whether there are any proposals close by to develop, redevelop and/or change the use of buildings or land, which could affect you and your enjoyment of the property.

The property is located close to a railway line which may affect the enjoyment of the property, its saleability and value.

J

Energy matters

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

J

Energy matters

J1 Insulation

The level of insulation within the roof is considered to be poor with approximately 100mm of woollen quilt insulation identified. This is not in accordance with current government guidance.

The walls to the property are made of solid masonry, as such, they are unlikely to contain any form of thermal insulation. It is possible to add thermal insulation board to either the internal or external facade of the walls, although this is very expensive and can be disruptive.

J2 Heating

The heating within the property is provided by the mains gas fired boiler. At the time of inspection, the boiler was noted to be somewhat dated and could not be seen in normal operation.

J3 Lighting

Most of the lighting throughout the property consists of traditional tungsten lightbulbs with very few energy-saving lamps being installed. I would recommend that you plan to replace the existing dated lightbulbs with new low energy lighting at some stage in the future.

J4 Ventilation

There is very little natural ventilation within the property and no mechanical ventilation noted within the bathrooms or the kitchen.

I would recommend that you plan to install some degree of natural ventilation within the property, which is usually achieved by trickle vents being installed to the window frames. You should also install mechanical extract ventilation to both the kitchen and bathroom areas.

J5 General

An average UK household produces around 6 tonnes of CO₂ per year. According to the calculations within the EPC, this particular property produces 7.2 tonnes of CO₂ and has the potential to reduce its CO₂ emission by 2.3 tonnes per year. However, these calculations are based on assumptions about average occupancy and energy use and may not reflect how energy is consumed by the people living in the property.

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

1143826

Qualifications

BSc (Hons) MRICS

Company

London and County Surveyors Limited

Address

80 - 83 Long Lane, London, EC1A 9ET

Phone number

08001978821

Email

john@londonandcounty.com

Website

<https://www.londonandcounty.com/>

Property address

The House
Any Street
Any Town
AN1 2OW

Client's name

Miss Josephine Smyth

Date the report was produced

22nd April 2022

I confirm that I have inspected the property and prepared this report.

Signature

John

L

What to do now

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get the contractors to put their quotations in writing.

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed, so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

- a thorough **inspection** of the property (see 'The inspection' below) and
- a detailed **report** based on the inspection (see 'The report' below).

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to help you to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

Any extra services provided that are not covered by the terms and conditions of this service must be covered by a separate contract.

The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally or externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisers

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation.

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Note: These terms form part of the contract between you and the surveyor.

This report is for use in the UK.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

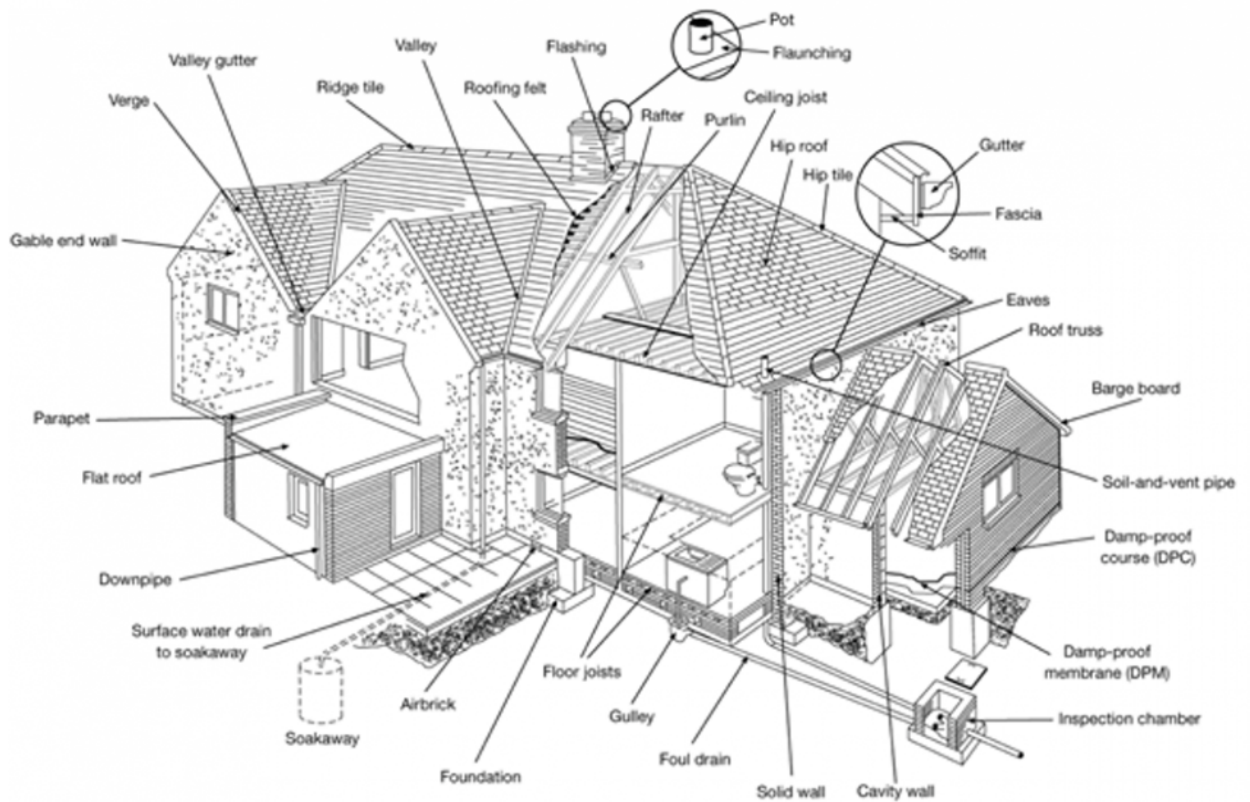
N

Typical house diagram

N

Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



RICS disclaimer

You should know...

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